

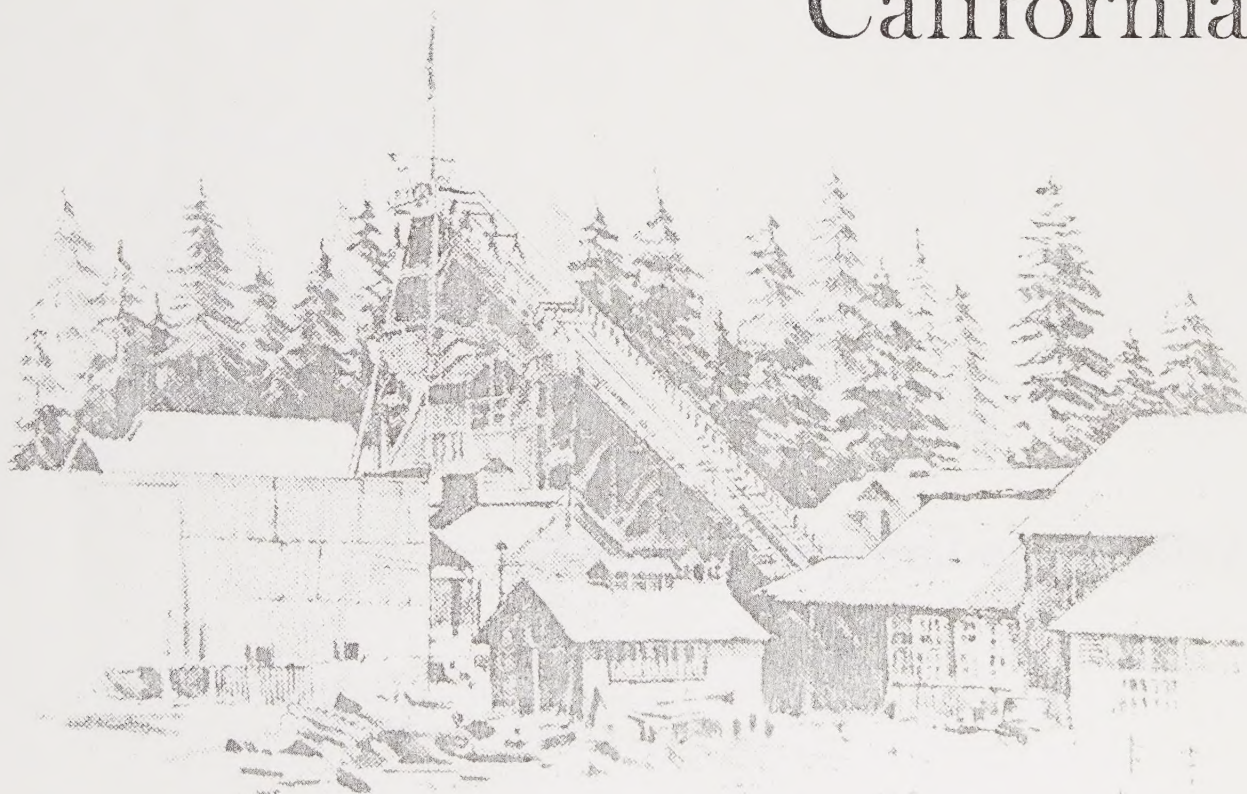
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GENERAL PLAN


City of Grass Valley,
California



GENERAL PLAN

City of Grass Valley, California

Adopted September 14, 1982



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ACKNOWLEDGMENTS

City Council

Dennis Hill, Mayor

Edward C. Scofield III,*
Assistant Mayor

Frank E. Knuckey

Don W. Carmichael

Al Frisch, Sr.
Assistant Mayor

Arletta Douglas

General Plan Advisory Committee

Al Frisch, Sr., Chairman

Don W. Carmichael

Karsten Hansen, County Super-
visor

Charles K. Smith

Kay Moonen

Planning Commission

Charles K. Smith, Chairman

Kay Moonen**

Margaret Jepson

Jerry Borgnis

John Gallino

Staff

William H. Roberts, City Planner

Dwight L. Moore, City Attorney

Thomas E. Leland, City Engineer

Claudia Slattery, Secretary

* Former Councilman, Assistant Mayor

**Former Planning Commissioner

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CHAPTER 1

INTRODUCTION

PURPOSE OF THE GENERAL PLAN UPDATE

Following public hearings held by both the Planning Commission and the City Council, this report became the updated General Plan for Grass Valley. It is the result of an eighteen month long General Plan Update Study, completed in September, 1982.

The updated General Plan is largely consistent with the City's 1972 General Plan (for incorporated areas) and Nevada County's 1980 General Plan (for those unincorporated areas within the Grass Valley Planning Area*). However, the updated plan reflects events which have taken place since the City and County General Plans were adopted and provides the mechanisms to move toward new, mutually acceptable community goals.

Traditionally, the general plan was conceived as a set of broadly stated policies with more inspirational than legal effect. Today, however, it is required by State law and used as a comprehensive, long-range guide for future public and private development decisions. The document is multi-functional in that it serves to:

- Identify the community's environmental, social, and economic goals.
- Establish local government's ability to respond to problems and opportunities concerning community development in a way consistent with local, regional, and state goals and policies.
- Provide citizens with information about their community and the opportunity to participate in the planning and decision-making process of local government.

*The Planning Area is delineated on the General Plan map at the end of this Report. It includes the City of Grass Valley and an area of influence outside the City limits, generally within a radius of 1.5 miles from downtown.

- Identify methods for coordinating community development activities among all units of government.
- Create a basis for subsequent planning efforts, such as the preparation of specific plans, environmental impact reports, and special studies.

The primary purpose of the Grass Valley General Plan update is to establish policies and actions to:

- Preserve and enhance existing development; and
- Provide for orderly and appropriate new development to meet the community's needs for the period 1982-2000 or beyond.

Because the current City boundaries cover only part of the future area where urban development has and will occur, the General Plan requires an expanded Planning Area to coordinate planning for the larger urban community which is being created.

The updated General Plan's policies, patterns of land use and circulation system have been designed to balance, as closely as possible, the needs of the market-place with those of the long-range community interest. Difficult trade-offs have been made between these sometimes conflicting needs; consequently, the results may not be agreeable to everyone.

In formulating the update of Grass Valley's General Plan, the following reports were prepared to identify and analyze relevant communitywide issues:

Technical
Memorandum

Contents

1	Population, Housing and Economic Characteristics and Trends
2	Public Facilities and Services
3	Natural Planning Factors
4	Circulation Planning Factors
5	Land Use Planning Factors
6	Proposed General Plan Policies
7	Data Base of the General Plan
8	Draft Housing Element
9	Preliminary Draft Design Review
10	Environmental Impact Report on the General Plan (to be prepared)

These reports, together with the 1980 Nevada County General Plan and the 1972 Grass Valley General Plan, provide the primary basis for the policies, actions, recommendations and General Plan land use map contained in this report. In addition, the tech memos which are referenced in the General Plan document serve as a supplement to information contained in each land use strategy chapter.

CONTENT OF THE GENERAL PLAN UPDATE

The Grass Valley General Plan update contains the nine elements mandated by State law (Section 65300 of the State Government Code). They are as follows:

- | | |
|----------------|-------------------|
| ● Land Use | ● Seismic Safety |
| ● Circulation | ● Noise |
| ● Housing | ● Scenic Highways |
| ● Conservation | ● Safety |
| ● Open Space | |

In addition, four optional elements are included:

- Historical
- Recreation
- Urban design
- Energy

The format used in structuring the General Plan update synthesizes the above separate Plan elements into logical land use strategies. This approach was used to improve the document's organization and facilitate its use. Each type of strategy (i.e. economic and employment development, community growth and development) is presented as a separate chapter. Each land use strategy chapter is organized into:

- General policies which state the broad land use strategy;
- Recommended actions which will implement the policies; and
- A narrative description of the land use designations on the General Plan Map* and how they accomplish a particular set of strategies.

The chart on the following page identifies where each mandated element is located in the report.

The land use designations depicted on the General Plan map fall into four major categories - Residential, Commercial, Industrial and Other. The following important points should be kept in mind when referring to the General Plan map:

- The boundaries of areas designated for a particular use or density should not be considered as inflexible or final. The line may be adjusted if a logical community benefit can be demonstrated.
- The General Plan map indicates the predominant use of land re-

*The graphic General Plan map is located at the back of this report.

CHART 1

RELATIONSHIP OF MANDATED ELEMENTS
TO THIS GENERAL PLAN

Mandated General Plan Elements	This General Plan		Technical Memorandum	
	Chapter(s)	Page(s)	No.	Page(s)
LAND USE ELEMENT (65302a) ^{1/} Policies	3,2,4	14,15,16, 17,21,22, 23,24,25, 26,27,32	5,7	1,2,3,29,30
Density	4	32,35	7	14
Hazardous Areas	Back Page	G.P. map		
Land Use Map	Back Page	G.P. map		
Implementation Program	2	16,22,23, 24		
CIRCULATION ELEMENT (65302b) ^{1/}				
Assessment	4		4	3,5,6,7,8
Policies	2,5	15,36,44, 45	4	1,2
Map of Circulation System	Back Page	G.P. Map	4	4
Description/Standards		37,38,39, 40,41,42, 43		
Implementation Program		37,38,39, 40,41,42, 43		
HOUSING ELEMENT (65302c) ^{1/}				
Definitions			8	3
Housing Background Data			8	12,14,20
Provision of Adequate Sites	Back Page	G.P. map	8	26,27
Housing Issues			8	
Housing Needs			8	12,27,28,29
Housing Policies	2,4	14,30,31	8	3
Market and Governmental Constraints			8	25
Implementation Program	4	30,31,32, 33,34	8	6

Mandated General Plan Elements	This General Plan		Technical Memorandum	
	Chapter(s)	Page(s)	No.	Page(s)
CONSERVATION ELEMENT (65302d) ^{1/}				
Analysis of Resources			3	1,2,3,4,5,6
Areas of Concern	6	46	3	1,2,3,4,5,6
Policies/Criteria	2,6	16,46,47, 48,49,50, 51,52,53, 54		
Implementation Program	6	47,48,49, 50,51		
OPEN SPACE ELEMENT (65302e and 65560) ^{1/}				
Analysis of Areas	Back Page	G.P. map	3	7,9,18,22, 26,30,32,36,
Inventory of Open Space			3	33
Policies	6	46,47		
Criteria for Preservation	6	46,47	7	9,14,19,20, A-8,A-17
Definition of Categories	6	52		
Implementation Program	6,10	46,47,48, 52,55,56, 59,65-68		
SEISMIC SAFETY ELEMENT (65320f) ^{1/}				
Identification of Hazards			3	36,37,38,39, 40
Evaluation of Land Use			3	36,37,38,39, 40
Structural Hazards	6	48		
Policies	6	48		
Implementation Program	6	48,49		
NOISE ELEMENT (65302g) ^{1/}				
Existing Noise Levels	6	Table 3		
Future Noise Levels	6	Table 3		
Policies/Standards	6	51		
Implementation Program	6	51,52		

Mandated General Plan Elements	This General Plan		Technical Memorandum	
	Chapter(s)	Page(s)	No.	Page(s)
SCENIC HIGHWAYS (65302g) ^{1/}				
Identification	Back Page	G.P. map		
Policies	6,7	52,55		
Implementation Program	7	56		
SAFETY ELEMENT (65302i) ^{1/}				
Identification of Hazards	6, Back Page	48, G.P. map	3	36,37,38
Acceptable Risk	6	48		
Policies 1	6	48,49,50		
Implementation/ Mitigation	6	48,49,50		
Optional General Plan Elements				
ENERGY (65303) ^{1/}				
Policies	9	63		
Actions	9	63,64		
RECREATION (65303) ^{1/}				
Data & Analysis			3	32,33
Policies	7	55		
Actions	7	56		
URBAN DESIGN (65303) ^{1/}				
Policies	8	61,62		
Actions	8	61,62		
HISTORICAL (65303) ^{1/}			Design Manual	
Inventory & Analysis			Chapter 2	5-9
Goals			Chapter 3	14-15
Policies	8	60		
Actions/Criteria	8	60,61	Chapter 4	17-48

^{1/} Applicable section of the State Government Code

commended in each area, and does not preclude minor deviations from the designated pattern. However, the intent of the primary land use designation should be maintained.

- The map does not show every structure or land use that may already exist in areas designated for other uses, nor should it be interpreted as recommending or requiring their removal.

CONSISTENCY BETWEEN GENERAL PLANS

As mentioned previously, this updated General Plan is essentially consistent with the City's 1972 General Plan and the 1980 Nevada County General Plan (for those unincorporated lands within the Planning Area). Table 1 on the following page compares the land use categories of the three General Plans to demonstrate the high level of consistency among them. Refinements made in the updated General Plan are explained below:

Residential Land Use

- The same four residential land use categories are maintained between the 1972 and 1980 General Plans.
- Overlaps in densities have been eliminated.
- The density range for each residential land use category now more closely approximates the residential building types (see Table 1) that likely would occur, yet allows for a variety of housing types as long as the permitted maximum density is not exceeded.

Commercial Land Use

- Shopping Center Commercial has been added as a commercial category to reflect existing or needed shopping center sites.

Table 1

COMPARISON OF LAND USE CATEGORIES

1972 CITY GENERAL PLAN		1980 COUNTY GENERAL PLAN		1982 GENERAL PLAN UPDATE		
	<u>Units/ Gross Ac*</u>		<u>Units/ Gross Ac*</u>		<u>Units/ Gross Ac*</u>	<u>Units/ Gross Ac*</u>
Urban Estate	1/1-5 Ac	Estate Residential	1/3-10 Ac	Urban Estate	0-1.0/Ac	.67/Ac
		Low Density	1/2 Ac			
Urban Low Density	1-6/Ac	Residential	1/1-5 Ac	Urban Low Density	1.1-6.0/Ac	3.0/Ac
Urban Medium Density	3-12/Ac	Urban Single Family	4/Ac	Urban Medium Density	6.1-12.0/Ac	6.0/Ac
Urban High Density	9-20/Ac	Urban Medium Density	6/Ac	Urban High Density	12.1-20/Ac	12.0/Ac
		Urban High Density	6-20/Ac			
Town Center		Regional Commercial Neighborhood Commercial		Town Center Commercial Shopping Center Commercial		
Convenience Center				Local Com- mercial		
Other Com- mercial		Highway Com- mercial		Other Commu- nity Commer- cial		
Office Center		Office and Professional		Office and Professional		
Employment Center		Research and Development Industrial		Planned Employ- ment Center Manufacturing/ Processing/ Distribution/ etc.		
Public Buildings/ Grounds		Public		Public-Semi- Public		
City Hall						
Parking Lot						
Post Office						
Fire Station						
Veterans Bldg.						
Hospital						
Education		School		School		
Elementary School						
Jr. High School						
High School						
Utility				Utility		
Parks and Recreation				Parks and Recreation		
Open Space		Open Space		Open Space Opportunity		
Recreation						
Natural Resource						
Agricultural						
Cemetery						

*Net acreage would include all areas devoted exclusively to residential purposes, and would exclude streets, highways and all other public rights-of-way. Estimates of dwelling units/gross acre reflect density of dwelling units to total area occupied including streets, etc.

- Other commercial categories are the same except for slight changes in terminology to reflect intended results.

Industrial

- In the 1972 Plan, all industrial areas were designated as Employment Centers. This category now consists of two industrial use areas -- Planned Employment Centers and Manufacturing-Industrial areas.
- Planned Employment Centers have been designated to promote planned industrial parks and non-retail business/office centers in strategic locations.
- Other types of industrial development would be encouraged to locate in areas designated Manufacturing-Industrial.

Other

- The 1972 and 1982 General Plans are comparable with respect to the various public and semi-public categories. However, the 1982 Plan does eliminate certain sub-categories of public use.

MONITORING THE GENERAL PLAN

In order to prevent unwarranted increases in land costs resulting from restricted supply, the land use designations for residential, commercial/industrial have been designed to allow sufficient flexibility in locating new urban development up to the year 2000. However, the Plan should be regularly monitored to test this assumption over time. It is possible that expected rapid population and employment growth may not occur. In that case, land use designations may be able to accommodate growth beyond year 2000 without adjusting the Planning Area. Alternatively, the General

Plan could be scaled back.

IMPLEMENTING THE BALANCED COMMUNITY MEASURES OF THE GENERAL PLAN

A separate document - Technical Memorandum 7: Summary of the General Plan Data Base - contains the following information:

- The quantitative amount and type of land required for future development of a Balanced Community for Grass Valley.
- The assumptions underlying future land requirements for employment, commercial and public land uses.
- Supporting data in tables and graphs which summarize existing and planned land use data by sub-areas for comparison with future land use requirements.
- Factors to consider when reviewing development programs for consistency with the standards of a Balanced Community.

To achieve the Balanced Community concept, proposed development projects on significant parcels should be evaluated for their effects on the community and their consistency with the General Plan. A computerized model has been designed to conduct such impact analysis. Careful monitoring of major development proposals for their effect on Grass Valley's physical, social and fiscal environment will enable the City to discern a project's long-term contribution toward achievement of a Balanced Community.

UPDATING AND AMENDING THE GENERAL PLAN

The pace of development in Grass Valley has accelerated over the past several years, necessitating the General Plan Update Study which culminated in this General Plan. Unless new conditions develop or unexpected

information becomes available, a major update will probably not be required for another five years. However, applications for amendment to the General Plan on individual parcels can be expected periodically in the interim*. Such proposed changes should always be carefully evaluated for possible environmental impact and for consistency with the overall intent of the General Plan document.

When the General Plan is amended, zoning, subdivision and other land use regulations may need to be revised to achieve consistency with the General Plan amendment.

*According to State law, a general plan can be amended three times a year.

Chapter 2

COMMUNITY GROWTH AND DEVELOPMENT

Grass Valley is located in the western reaches of the Sierra Nevada on the fringe of the rapidly growing Sacramento Metropolitan Area. During the last ten years, the growth of western Nevada County has accelerated significantly, with the number of households more than doubling, and new development occurring in both shopping and employment centers. The focal point for this development is the Grass Valley Community, which historically has been the urban center for the surrounding area.

Many changes have been occurring or are imminent within the City and the surrounding area including:

- Rapid growth of population in the general area.
- A major new regional shopping district is forming at Glenbrook immediately adjacent to the City on the north and a community shopping center will soon open on the southern edge of the City.
- Construction of new Highway 20 in the near future will undoubtedly increase growth pressures to the west of the City.
- Traffic congestion is growing in the Downtown Area due to insufficient bypass routes.
- Several proposals are imminent for expanding the City to incorporate new residential, commercial and employment generating uses.
- Clean industry is seeking sites for small, medium and large establishments both within and around the City.

Counterbalancing these pressures are community needs for employment and affordable housing developments, environmental protection and enhancement, energy conservation, fiscal restraint and preservation of "small town" quality of life.

This document provides a comprehensive set of policies and strategies to help address these issues while promoting balanced community growth and development in a planned and orderly way. This chapter establishes the overall parameters for balanced community growth and development while subsequent chapters focus on individual considerations.

POLICIES: COMMUNITY GROWTH AND DEVELOPMENT

1. Encourage new development in the Grass Valley Planning Area in a planned and orderly manner to:
 - Create balanced community development overall and within each major quadrant of the community;
 - Provide a high quality of living;
 - Offer a full range of urban activities and municipal services;
 - Utilize infill parcels of vacant land within existing City limits whenever and wherever feasible, prior to extension of substantial development outside.
2. Plan for a diversity of land uses in each major section of the community, including a combination of residential densities and building types, employment centers, local shopping districts, recreational and educational facilities.

3. Maintain the overall low density and character of existing single family areas.
4. Increase employment opportunities through economic development.
5. Maintain existing housing and improve housing opportunities for low, moderate and middle income households.
6. Reduce the growth of auto traffic.
7. Realistically conserve and enhance the historical identity of the Downtown area and the overall community.
8. Annex, wherever feasible, contiguous unincorporated areas to the City of Grass Valley which are proposed for development and require municipal services.
9. Coordinate municipal planning activities, phasing of public facilities and services, and proposed annexations with Nevada County and appropriate service agencies.

ACTIONS: COMMUNITY GROWTH AND DEVELOPMENT

- A. Delineate a "Line of Urbanization" within which urban development would be provided with City services.
- B. Revise the existing City Zoning Ordinance to:
 - (1) Provide a Planned Community (PC) or Specific Plan (SP) zoning district which will permit the City to prepare or review plans for significant parcels prior to a City commitment on rezoning or prezoning.
 - (2) Provide a "Neighborhood Enhancement" district (NE) which can be used to revitalize and stabilize, wherever necessary and appropriate, the older neighborhoods in the City.

- (3) Provide for Design Review procedures and criteria to ensure that all new development or major remodeling in designated areas will conserve and enhance the character of existing development.
- C. Subject proposals which may have a significant impact on the community to environmental assessment.
- D. Adopt a Sphere of Influence boundary within which the City could participate in County planning and development review for proposals which may be annexed to the City.
- E. Assist the private sector in locating and securing appropriate sites for the development of planned employment centers.
- F. Create zoning districts and formulate development standards which will clearly define the industrial land use categories of the General Plan map and which will support "clean" industrial development.

LAND USE STRATEGY: COMMUNITY GROWTH AND DEVELOPMENT

The General Plan map is an overall graphic strategy expressing the desired physical growth and development patterns for the future urban community. This strategy is expressed in terms of the amount of land needed and the types and geographic distribution of future land uses, including circulation routes. The General Plan map expresses:

- The amount of growth anticipated during the next 10 to 20 years.
- The extent of existing and potential urban development within and around the present City boundaries.
- The extent to which the community should balance its potential population and economic growth.

- The extent to which it could expand its urban utilities and municipal services, e.g., sewer, police and fire protection, street maintenance, etc. and the overall area within which it needs to coordinate with the Nevada Irrigation District (NID) in water supply and distribution.

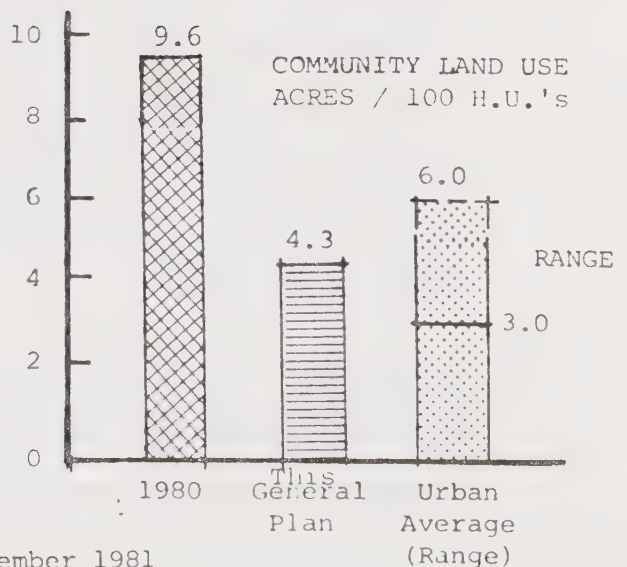
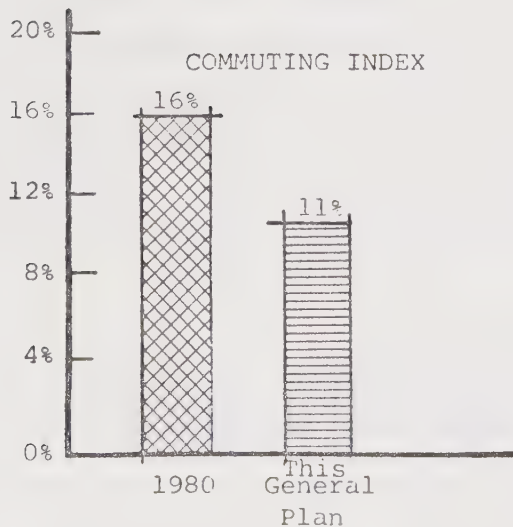
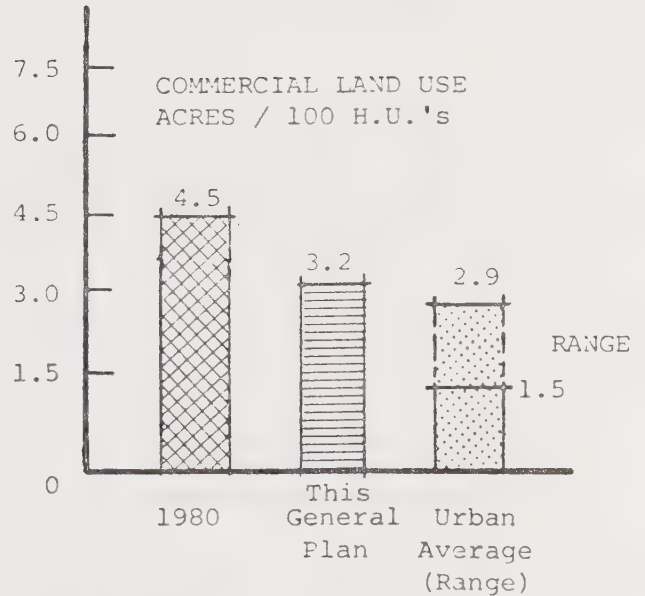
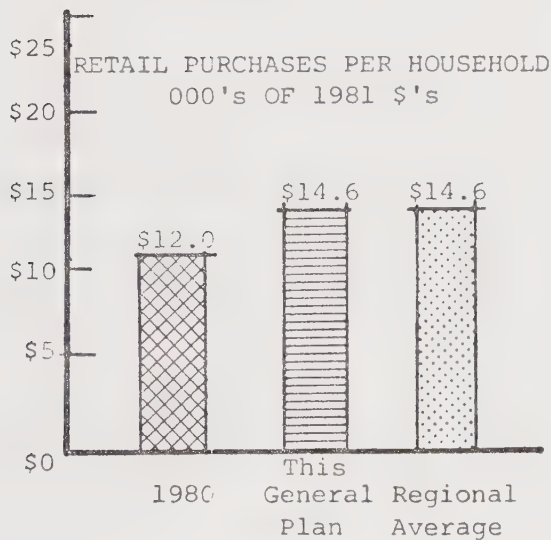
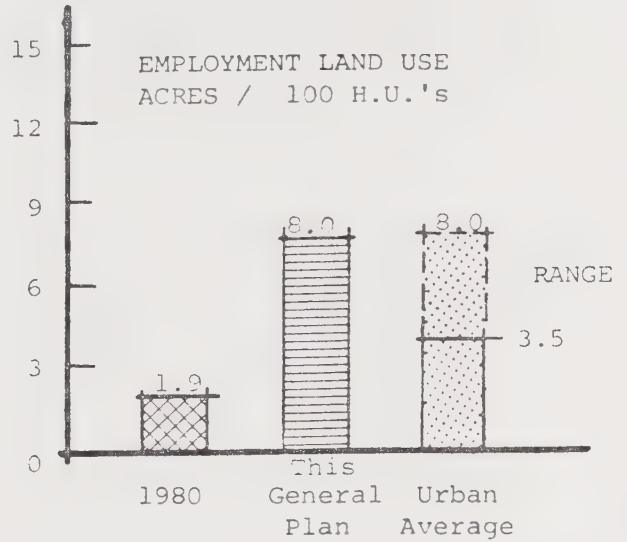
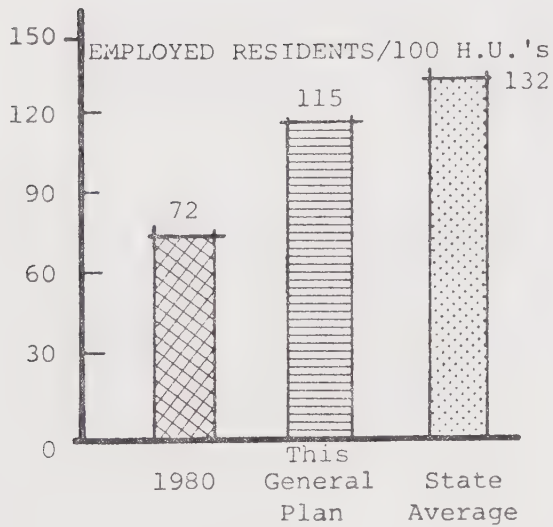
At full development the amount of land within the Planning Area boundary will accommodate a population growth of 3 times that which existed within the same area in 1980. (35,500 vs 11,500 in 1981, or a 210 percent increase.) This is in excess of the 24,500 previously projected for the year 2000. Such holding capacity is to ensure that there will be a choice in locations and types of sites and that the land market will not be artificially constrained by the amount of land allocated for urbanization purposes.

Land uses are classified into various residential, commercial and industrial categories normally representative of a diversified, balanced urban community. The land shown reserved in each land use category is the approximate amount needed, in combination with other land uses to improve the balance between employment, shopping, traffic and community facilities. Chart 2 on the next page illustrates how the community growth and development strategy works toward a balanced community. The chart shows that the amount of land reserved for employment is much greater than is expected to actually be used by the year 2000. This is so Grass Valley can exercise and protect its choices for planned employment centers. Because industrial park developments take more advanced planning than any other type of use, the land must be protected from non-industrial type influences, and performance standards established. Streets and utilities must be provided. Potential developers or users must be certain that sufficient land is available at the right price, and that the community is interested in appropriate employment-generating types of development.

The proposed distribution of residential, commercial and industrial land uses and community facilities will assure that each quadrant of the community will receive a "fair share" of the community's total growth and

Chart 2

EXAMPLES OF BALANCED COMMUNITY DEVELOPMENT



SOURCE: WPM Planning Team, Inc. December 1981

development. Thus, a substantial balancing will occur within each quadrant of the community. The strategy in this case is to intentionally bring jobs and housing opportunities together, reduce traffic and congestion, and create complete neighborhoods within a Balanced Community.

Chapter 3

ECONOMIC AND EMPLOYMENT DEVELOPMENT

The economic and employment development strategy for Grass Valley is based on two goals:

- To maintain and promote orderly expansion of existing establishments.
- To attract new and appropriate industry and commerce to the area.

These policies and actions should not be considered the only way to address the above factors. However, the strategy laid out will help achieve these goals.

Establishments expand or locate in an area where they can increase profit by increasing revenue and/or reducing expenditures. Factors considered include the following:

- Available sites at reasonable cost with graded parcels ready for construction:
 - Most parcel sizes range from 1/2 to 10 acres;
- Facility occupancy cost;
- Labor reliability;
- Transportation costs as determined by good ingress and egress over paved streets:
 - Materials to facility
 - Facility to market;

- All utilities with sufficient capacity:
 - Sewerage - 600 gpd per acre minimum
 - Water - residual pressure for sprinkler systems;
- Positive community attitude toward economic development;
- High productivity resulting from employee morale:
 - As determined by the community environment
 - As determined by the facility work environment;
- Ease of implementing facility plans:
 - Time to be operational
 - Cost to be operational;
- Marketing impact:
 - Maximum utilization of visibility from highways and views outward from site
 - Image
 - Accessibility; and
- Speculative vacant space at competitive rates.

All of these factors lead to increased or assured return on investment, or profitability. The establishment that is not profitable is a liability to the community, creating a rippling effect for the merchants, service businesses and the government. Corporate, personal and governmental incomes decline and a general malaise permeates the community. The General Plan has tried to anticipate these factors through the following economic and employment strategies.

POLICIES: COMMERCIAL

1. Locate new shopping centers at the intersections of major streets and highways.

2. Cluster neighborhood commercial uses in locations compatible with existing uses in each neighborhood.
3. Discourage further extensions of existing strip commercial development and general commercial uses along major streets.
4. Encourage similar and compatible types of commercial businesses to cluster together in appropriate locations.
5. Assist the private sector in maintaining and improving the economic viability of the Downtown area with appropriate public improvements and planning decisions.
6. Realistically conserve and enhance the historic identity of the Downtown Area.
7. Increase the pedestrian orientation of the Downtown Area; provide compatible off-street parking close to downtown commercial facilities and bypass unnecessary through traffic.
8. Promote a deluxe motel-conference center in an appropriate location adjacent to the Downtown. (The Hennessey School site is a possible location of such a center.)

ACTIONS: COMMERCIAL

- A. Add or amend pertinent zoning districts and the zoning map to include the categories of commercial land use designated on the General Plan Map, e.g., town center, shopping center, local and other community commercial, and office and professional.
- B. Review new shopping center proposals according to the following criteria:

- Need for proposed new shopping centers shall be demonstrated by professional market studies.
- Financial capability to carry out proposed shopping center development plans shall be demonstrated including evidence of a commitment by major tenants.
- New shopping center plans shall provide for high quality site design, architectural design, and adequate landscaping.
- Architectural design shall display a sensitivity to Grass Valley's design character and complement the surrounding neighborhood.
- Proposals for new shopping centers shall be evaluated for potential impacts on the neighborhood and community.

C. Limit any new shopping center development which would overwhelm any retail function now provided by the Town Center, Glenbrook or the Grass Valley Shopping Center.

POLICIES: INDUSTRIAL

1. Promote the planning, zoning and development of planned employment centers (mixed industrial, commercial and residential) in appropriate locations in each major quadrant of the Grass Valley Community. Such planned employment centers shall be characterized by good vehicular access; high aesthetic standards for building design, landscaping and storage areas; employment-intensive uses; and minimum impact on nearby uses.
2. Increase economic development and contribute to a balanced community, by cooperating with the County to protect the supply of land appropriate for planned employment centers.

ACTIONS: INDUSTRIAL

- A. The City will require the preparation of planned community or specific plans for those areas designated as planned employment centers. When such sites are proposed for annexation, rezoning will be subject to the approval of such plans.
- B. The City will add minimum performance standards to the zoning ordinance to:
- Establish environmental standards for industry.
 - Protect industry from the encroachment of commercial and residential development which may conflict with industrial operation and expansion.
 - Protect industries within the district from the effects of other incompatible industries.
 - Reduce to a minimum the impact of development within the industrial district on surrounding non-industrial land uses.
 - Lessen traffic congestion.
 - Promote sound fiscal and economic conditions for the community.

LAND USE STRATEGY: COMMERCIAL

The designation of commercial areas recognizes that the Downtown, Glenbrook, and Grass Valley shopping districts should continue to be the major centers of shopping, services, business, offices, finance, communication, government, and entertainment for the western Nevada County market area. However, the greater Grass Valley community's growing purchasing power, if it is to be captured, requires the allocation of additional commercial land area for major new stores and businesses. The Plan anticipates that retail purchases by residents of the Planning Area will grow 3.5 times by the year 2000 (from \$62 million to \$220 million in 1981 dollars). Retail purchases will grow faster than the number of households since more new households are expected to be families, rather than retired persons. Therefore, the Plan increases the commercial land area by 3.1 times -- from 270 acres to about 640 acres. Much of the present commercial acreage is lightly developed so the ratio of commercial land per 100 housing units is high. As the population grows, this situation can be expected to correct itself.

1. Town Center Commercial

These are Downtown Grass Valley establishments clustered along South Auburn, Mill and Main Streets. No new large "national brand" stores are expected to locate in the Town Center which could disrupt the historical character and scale of development of this unique shopping district. Instead, the Plan anticipates a broadening in the range of specialized businesses, shops and services within the Town Center confines. The General Plan map anticipates an expanded program to attract outside visitors to the Downtown Historical Area by reserving the Hennessey School site for a complementary deluxe motel-conference center. The older residential district south of City Hall is expected to undergo redevelopment with modest scale structures containing shops and offices on the bottom floor and residences above. Compatibility within the Downtown Historical Area will need to be assured.

2. Shopping Center

Three types of shopping centers are provided for on the General Plan map -- regional, community and neighborhood. The Glenbrook regional shopping district has the largest market area, in this case, western Nevada County. The new (1981) Grass Valley Shopping Center is a community level center, drawing from the wider Grass Valley-Nevada City community. A neighborhood center would generally serve only the residents and workers in the immediate surrounding area. The important difference between shopping centers and traditional commercial areas is that shopping centers are preplanned to provide an organized complex of shops, stores and services, adequate off-street parking, and customer amenities. The typical anchor tenant is a major department store in a regional center, a furniture store or a mini-department store in a community center and a supermarket in a neighborhood center. Each type of center generates large amounts of traffic and customers and requires large parcels and parking lots.

New shopping centers or preplanned shopping complexes are proposed:

- At Idaho-Maryland Road and the Freeway;
- At Old Auburn Road and the proposed Western Bypass Road;
- On the Western Bypass Road west of Condon Park; and
- At Ridge Road and existing Highway 20.

3. Local Commercial

These are usually individual small stores, shops and offices conveniently located within residential areas to provide service within the immediate area. Such establishments remain compatible within a neighborhood residential environment because they generate less traffic or other disruptive effects than larger establishments or commercial areas.

4. Other Community Commercial

This commercial category recognizes existing concentrations of mixed commercial uses along major arterials. Such commercial districts should not be allowed to extend indiscriminately from their designated limits on the General Plan map. Individual businesses can expand, or bypassed vacant parcels can fill in with compatible commercial uses to enhance or consolidate these commercial districts. The appearance of these areas needs to be improved through provision of curbs, gutters, sidewalks, effective landscaping and improved design of signs.

5. Office and Professional

An office and professional category is shown on the General Plan map to recognize concentrations of existing offices or to encourage large office complexes. Examples of appropriate office use include real estate, medical, dental, legal, architects, engineers, contractors, banks, etc. New offices should be encouraged Downtown and along South Auburn Street. Such office uses should be characterized by lower traffic volumes and the absence of outdoor advertising and storage. Other appropriate uses which serve office activities may also be permitted within this category.

LAND USE STRATEGY: INDUSTRIAL

The General Plan map shows two industrial use categories to serve the purposes of the economic and employment development policies. These are a standard "Manufacturing-Industrial" category and a "Planned Employment Center" category.

1. Manufacturing-Industrial

These are generally mixed use industrial districts sometimes accompanied by established industrial and service commercial uses. These districts have underutilized industrial potential because of availability of circulation and public service facilities and nature of land ownership and character of the site. A wide range of in-

dustrial uses would be permitted, subject to development standards preventing deliterious uses, and ensuring compatibility with the surrounding community. Compatible industrial uses should be clustered in specialized centers, e.g., automotive services, warehousing-distribution, wholesale-retail outlet, light manufacturing, etc.

2. Planned Employment Center

Areas on the General Plan map designated as planned employment centers have a high potential for multiple land uses which can provide for the employment needs of the Greater Grass Valley community, as well as those of western Nevada County. Planned employment centers should be more than the traditional industrial park. They should be as self-sufficient as possible, seeking to provide basic employee requirements within their boundaries. They should be carefully designed to accommodate a wide range of commercial and industrial needs, and be fully integrated within the larger community. Planned employment centers will play a key role in the strategy to achieve a Balanced Community. Their design should not only preserve but enhance the natural environment.

To be a successful planned employment center, from the community's standpoint, they should reflect the following characteristics:

- Comprehensively planned prior to rezoning and annexation;
- Mitigation of on-site and off-site impacts to the satisfaction of the City;
- Serve as a major element in the community's strategy to become a Balanced Community;
- Designed to achieve maximum efficiency for occupant industries;

- Joint action and investment by public agencies, as well as the developer;
- Pleasant, convenient and enjoyable work conditions for employees, including opportunities for short home-to-work journeys;
- Designed, engineered and managed to insure protection and enhancement of the physical environment;
- Have an enduring, as well as attractive appearance, particularly when viewed from nearby areas; and
- Ensure an ongoing positive return to the community in the form of taxes, wages and local sales.

Chapter 4

HOUSING AND RESIDENTIAL DEVELOPMENT

The enhancement of opportunities to choose locations and housing types within a pleasant living environment at affordable costs is the overall housing goal of the City.

Technical Memorandum 8 provides background information on the present status of housing in Grass Valley and the near term housing need. The policies and actions of this chapter are designed to help fulfill residents' needs to obtain decent housing within the range of their income and within the limits of the City's powers and resources.

POLICIES: HOUSING AND RESIDENTIAL DEVELOPMENT

1. Provide for an adequate supply of decent and affordable housing for households of all economic levels.
 - Provide for a balance of housing and employment opportunities.
 - Encourage housing within short commute distance of employment.
2. Preserve and rehabilitate existing neighborhoods and housing stock.
 - Maintain and improve social and physical integrity of existing neighborhoods.
 - Preserve neighborhoods and housing of historic significance.
 - Emphasize rehabilitation assistance programs for low and moderate income households, particularly for elderly homeowners.

3. Provide for new residential areas and new housing units affordable to all income levels.
 - Provide adequate sites for new residential construction in areas accessible to urban services.
 - Provide for housing with long-range affordability to lower and middle income households in new developments.
4. Provide for a full variety of neighborhoods and housing types, tenures, and prices.
 - Provide for residential neighborhoods of various densities and characters.
 - Encourage ownership opportunities for first time homeowners.
 - Promote a variety of rental housing types suitable to various types of households.
5. Provide for participation of all segments of the community in furthering City housing goals and policies.
 - Encourage working relationships among employers, landowners, developers, lenders, community groups and government.
 - Review government ordinances and codes to encourage changes that minimize costs of housing and maximize long-range economics in maintenance and energy use.
 - Establish an administrative entity to carry out the City's Five Year Housing Program.

ACTIONS: HOUSING AND RESIDENTIAL DEVELOPMENT

The City's Five Year Housing Action Program takes into account existing and projected households and their needs for assistance in obtaining decent housing within the range of their incomes and the City's powers and resources. Because of the high proportion of lower and middle income households, actions and programs to assist these groups are emphasized in the following approaches to the Five Year Program.

Grass Valley's resources in the area of housing are of three types: first, local codes and ordinances have a considerable effect on the provision of housing affordable to lower and middle income households; second, State and Federal housing program resources, though shrinking, remain a source of assistance; and, third, cooperation with the private sector -- landowners, developers, lenders and community groups -- is essential, particularly in the next decade of considerable growth projected in and around the City.

Programs and actions recommended for the next five years are presented as four action elements: rehabilitation and maintenance of existing housing stock; development of new residential areas; rental and homeownership assistance; and the organization needed for carrying out the Housing Action Program.

LAND USE STRATEGY: RESIDENTIAL

The General Plan map shows the overall patterns, locations, extent, types and densities of residential development. Such residential land use designations provide essential guidance to developers and landowners in land development decisions; City departments and schools and public utilities in their public service decisions.

Four residential categories are shown on the General Plan map. These are:

- Urban Estate (0-1.0 units per gross acre) - designated on steeper slopes or in areas already previously subdivided into estate size lots. New residential development could consist

Table 2

FIVE-YEAR HOUSING ACTION PROGRAM

	<u>Action Program</u>	<u>Target Objective</u>	<u>Agency</u>	<u>Funding</u>	<u>Time Frame</u>
A. REHABILITATION	1. Identify target rehabilitation areas.	Select first target area	Planning Department	City	1982
	2. Apply for CDBG program funding.	CDBG funds for 1982-83	City and County Planning Departments	City/County	Starting 1982-83
	3. Initiate rehabilitation assistance program.	Correct hazard conditions for senior citizens-10/year Weatherize homes of senior citizens-10/year	Nonprofit Corporation	City/County	Starting 1982-83
	4. Offer self-help rehabilitation funding.	Design and technical assistance-10 owner-rehabers.	Nonprofit Corporation	CDBG/local businesses	Starting 1982-83
	5. Identify sources of rehabilitation funding.	Below market interest funds for lower income owners	Nonprofit Corporation	CDBG/local lenders/Section 504-Farmers Home	Starting 1982-83
	6. Assist rehabilitation of homes in target area.	2 owner occupied homes in 1983-84; 5 homes per year 1983 through 1985-86	Nonprofit Corporation	CDBG	Starting 1983-84
	7. Rehabilitate vacant units.	Return 3 units/year to active housing market	Nonprofit Corporation	CDBG/lenders	1984-85; 1985-86

B. NEW CONSTRUCTION	1. Predevelopment planning with large landowners and developers.	Development principles and criteria for vacant parcels over 5 acres	Planning Department	Landowner	Ongoing
	2. Review zoning of vacant residential land within City and rezoning of land with infrastructure adjacent to City.	Amend zoning on parcels suitable for higher density housing	Planning Department	City	1982-83
	3. Offer density bonuses and other incentives to developers of affordable housing.	Construction of units affordable to lower and middle income households	Planning Department	City	1982-83

1980 monthly housing costs:

*Affordable to lower income @ 25% of income --
 Affordable to middle income @ 36% of income --

under \$260/month
 under \$550/month

Table 2 (cont'd)

FIVE-YEAR HOUSING ACTION PROGRAM

	<u>Action Program</u>	<u>Target Objective</u>	<u>Agency</u>	<u>Funding</u>	<u>Time Frame</u>
B. (cont'd) NEW CONSTRUCTION	4. Add to General Plan SPAN program the capability of monitoring new development proposals to encourage a range of housing prices proportionate to income groups in Nevada County.	Citywide and quadrant balanced range of housing prices.	Planning Department	Developers	Starting 1982-83
	5. Develop energy efficient site and building design and principles.	Application to new residential development and owner built homes in City and County.	Nonprofit Corporation	CDBG	1984-85
	6. Explore the use of City-owned land for new owner units.	100 units for sale at prices affordable to middle income families	Planning Department	City land	1981-82
C. RENTAL & OWNERSHIP ASSISTANCE	1. Expand Section 8. Existing rental assistance program.	More Section 8 certificates available	City and County Planning Departments; Nonprofit Corporation	1982-83	
	2. Explore equity sharing program.	Affordable home purchase for first time buyers	Nonprofit Corporation	Lenders, Developers, Employers	Starting 1984-85
	3. Explore resale controls for new affordable units	Long-range affordability for lower and middle income households.	Nonprofit Corporation	CDBG	Starting 1984-85
	4. House sharing program -- information and referral.	Income and services for lower income homeowners; expansion of rental opportunities	Nonprofit Corporation	CDBG	Ongoing
D. ORGANIZATION AND ADMINISTRATION	1. Recognize or establish a joint City-County Housing Task Force.	Focus public attention on housing programs, policy recommendations, funding assistance	City Council; County Board of Supervisors		1982
	2. Identify or establish nonprofit corporation.	Administration of Housing Action Program	City and County Planning Departments; City Council; County Board of Supervisors		1982-83
	3. Review and update of Housing Element.	Annual Amendment of Housing Action Program; revision of Housing Element by September 1, 1984	Planning Department City-County Housing Task Force.	City	Jan. 1983 Jan.-May 1984

of either low density large lots or higher density cluster development set in open space so that average gross density is less than 1 unit per acre.

- Urban Low Density (1.1-6.0 units per gross acre) - this category is designed primarily for single family detached houses, although higher density single family patio houses or even row houses could be accommodated, if offset with sufficient open space to maintain the gross density within the indicated range.
- Urban Medium Density (6.1-12.0 units per gross acre) - is a category reserved primarily for patio single family development, duplexes and townhouses.
- Urban High Density (12.1-20 units per gross acre) - will allow higher density apartments and condominiums in selected areas.

Some large parcels are proposed for mixed use development, consisting of higher density housing integrated with commercial or industrial development and open space. This will balance the need for affordable housing, strengthen the local economy, maintain the environment and conserve energy. Such mixed use development can be sponsored by a private developer or by industry. However, overdevelopment and incompatible mixing of type, size and quality of uses should be avoided.

In mixed use developments, housing should be provided in phase with the development of jobs. The developer, the industry and the City should have the same concept for the mixed use project. To accomplish this, a specific plan should be prepared and negotiated among these parties prior to City action on annexation of unincorporated parcels.

Chapter 5

CIRCULATION

The provision of good access plays a major role in influencing the timing and location of development. Without adequate streets and roads, urban development generally could not occur. Conversely, premature circulation improvement can be growth-inducing. Consequently, circulation strategy can be used as an important tool to either promote urban sprawl or to guide urban development.

The policies and actions of this chapter are designed to ensure that provision of street and roadway improvements can be consistent with and mutually supportive of the land use policies expressed in other chapters.

POLICIES: CIRCULATION

1. Maintain, improve and expand the existing circulation and transportation system within the Grass Valley Community to provide reasonable ingress, egress and internal movement.
2. Cooperate with the County and the State to expand regional circulation through improvements to existing arterials, the construction of new arterials and other means.
3. Preserve transportation options by protecting an adequate area for a future interchange and bypass roadway west of the City.
4. Provide a circulation system in and around the Downtown Area and adjoining commercial and residential areas which minimizes traffic congestion and disruption to the existing historic character yet promotes business vitality.
5. Provide a circulation system that utilizes a broad range of transportation modes, including nonvehicular means of transportation.

ACTIONS: CIRCULATION

A. Immediate Needs for Roadway Improvements

- Construct a limited access bypass road around the west end of town connecting existing Route 20 (near Bitney Springs Road) to Route 49 (at Empire Street). The tie-in to Route 49 will depend upon construction of new Route 20 from the Penn Valley area to Empire Street. If the new Route 20 is in place, the western bypass should connect to it via an interchange; otherwise, the bypass should initially connect to McCourtney Road. With no new Route 20 Freeway, the bypass should follow the proposed Route 20 alignment to the Empire Street interchange just to the southwest of downtown. This bypass road would provide more traffic relief to the Grass Valley street network than would the proposed Route 20 Freeway to Penn Valley (with no interchanges). The bypass should be a limited access roadway for as much of its length as possible. The General Plan map shows a preferred alignment, as well as alternative routes for the roadway. Therefore, the location of the roadway should be considered conceptual until more definitive route-location studies are performed.
- Connect Sutton Way with Dorsey Drive and Idaho-Maryland Road. Continue Sutton Way south to a connection with E. Bennett Road.
- Provide an interchange at the Dorsey Drive overpass of Highway 49.
- Install signals at all intersections that meet CalTrans signal warrants.
- Develop off-street parking areas in central Grass Valley. Remove on-street parking in those locations where suitable off-street spaces can be provided. For example,

businesses on the north side of West Main Street could develop one or two major off-street parking areas along Richardson Street that would provide a significantly increased parking supply in comparison to the numerous fragmented lots now in this area. Easy parking in this area would be much more attractive than along congested Main Street.

- Provide turn lanes at intersections experiencing capacity problems.
- Provide widening and realignment for those roadways experiencing capacity or accident problems.
- Provide new signals and new on-ramps at the Brunswick Road/Highway 49 interchange.

B. Intermediate Needs for Roadway Improvements

- Continue the western bypass road to the east of McCourtney Road to a connection with Freeway 49 at the McKnight Way interchange.
- Construct a bypass road around the southeast end of town from Route 174 (near Empire Street) to McKnight Way at its interchange with Highway 49. In conjunction with the construction of both this and the bypass around the western side of the City, prohibit all heavy truck traffic, except local deliveries, from downtown Grass Valley streets.

C. Future Needs for Roadway Improvements

Future needs can become intermediate needs depending upon local development plans.

- Connect Route 174 and E. Bennett Road with Idaho-Maryland Road just east of the Route 49 Freeway. Revise the northbound Route 49 on-off-ramps to Idaho-Maryland Road to connect with this new roadway.
- Pave and widen Towntalk Road between Brunswick Road and Banner Ridge-Lava Cap Road.
- Connect La Barr Meadows Road with Route 49 about one mile south of the McKnight Way interchange. Continue this roadway to the west and north of Route 49 for a connection with the western bypass road.
- Continue Dorsey Drive west of Main Street to a connection with Ridge Road, north of the Ridge/Hughes intersection.

ROADWAY STANDARDS

Existing and planned roadways in the Grass Valley area can be separated into five categories: residential streets, collectors, arterials, limited access arterials and freeways. Roadway designation would be dependent upon use, length, volume and width. Official plan lines should be developed to protect all street rights-of-way. For almost all roadways except residential streets, rights-of-way should be wider at intersections than mid-block to provide added room for turn and through lanes. Due to interruption by cross traffic, intersections are always the critical capacity locations and require more lanes than mid-block sections of roads. Narrowing rights-of-way mid-block will provide more potential areas for adjacent uses. Projected mid-block lane needs are shown on Figures 2, 4 and 7.

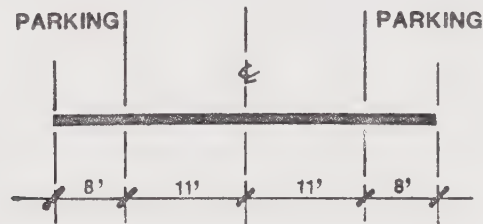
Residential Streets

All residential streets should be two lanes wide. Turn lanes should not be needed at intersections. Parking may be provided on one or both

sides of the street. Topography may limit provision of the parking lanes. Typical volumes range up to 300 vehicles per day.

Figure 1

TYPICAL RESIDENTIAL STREET



Collectors

Collector streets should be two lanes wide in the Grass Valley area. Turn lanes may be needed on approaches to arterials or other collectors. Parking may be provided on one or both sides of the street. Topography may limit provision of the parking lanes. Typical volumes range up to 4,000 vehicles per day.

Figure 2

COLLECTOR - MID-BLOCK

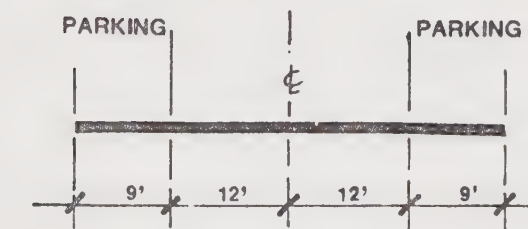
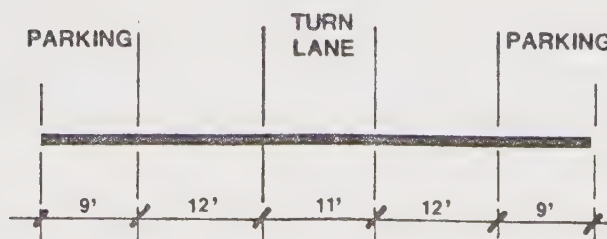


Figure 3

COLLECTOR - INTERSECTION APPROACH



Arterials

Arterial streets can vary in width from two to four lanes plus turn lanes. Parking may be provided on one or both sides of the street although in general, better traffic operation and increased traffic safety result when on-street parking is prohibited. Driveway connections to arterials should also be limited for the same reasons. Joint use driveways for adjacent projects should be considered wherever possible. Typical volumes range up to 35,000 vehicles per day.

Arterial cross sections should, in general, follow the guidelines outlined below. The level of traffic that will necessitate arterial widening improvements will vary by location, this being dependent on vehicle speeds, adjacent development, road alignment, the number of turning vehicles at major intersections, and the perceived problems by local residents. Turn lane widening and the extra required right-of-way should be reserved only where needed. Thus, in most cases, mid-block roadway widths and rights-of-way should be narrower than at intersections.

- | | |
|------------------------|---|
| Base Design | - 2 lane arterial. |
| Phase I Improvement | - Widen or restripe arterial, possibly with removal of on-street parking to provide left turn lanes at intersections. |
| Phase II Improvements | - Provide a continuous 2-way left turn lane on arterials with numerous turn movements between intersections (to house driveways or roadside businesses). |
| Phase III Improvements | - Widen arterial to 4 travel lanes with left turn lanes at intersections. Those arterials with numerous turn movements between intersections should have a continuous, two-way, left turn lane between intersections in addition to the 4 through travel lanes. |

Figure 4

2 LANE ARTERIAL MID-BLOCK

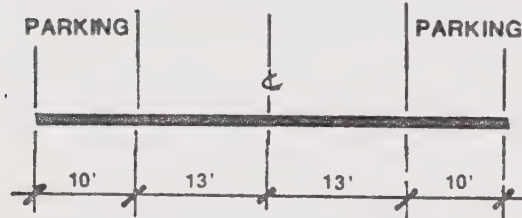


Figure 5

2 LANE ARTERIAL-INTERSECTION APPROACH
OR CONTINUOUS TURN LANE

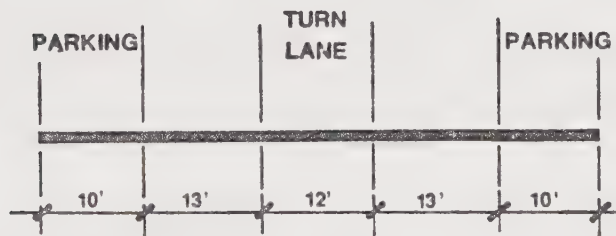
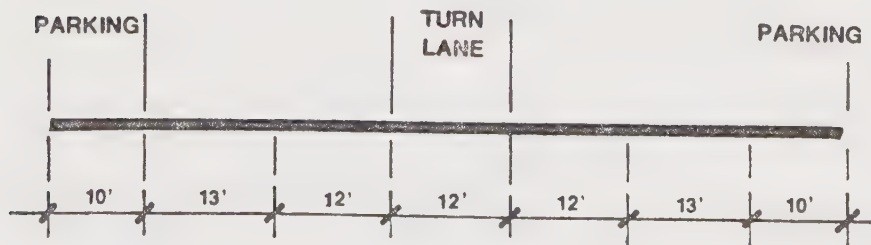


Figure 6

4 LANE ARTERIAL-INTERSECTION APPROACH
OR CONTINUOUS TURN LANE



Limited Access Arterials on Highways

This type of roadway is recommended for the proposed bypass routes around central Grass Valley (one on the west connecting Highways 20 and 49; the other to the east connecting Highways 174 and 49). They should be designed for high speed truck traffic. This would entail left turn lanes at each major intersection or driveway. Parking should not be permitted. Typical volumes range up to 40,000 vehicles per day.

Figure 7

LIMITED ACCESS ARTERIAL - MID-BLOCK

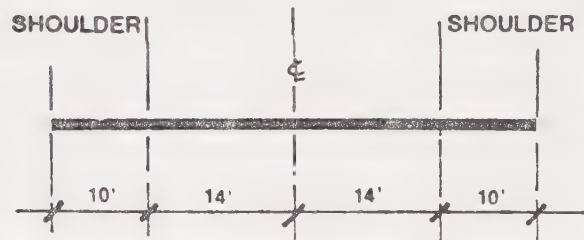
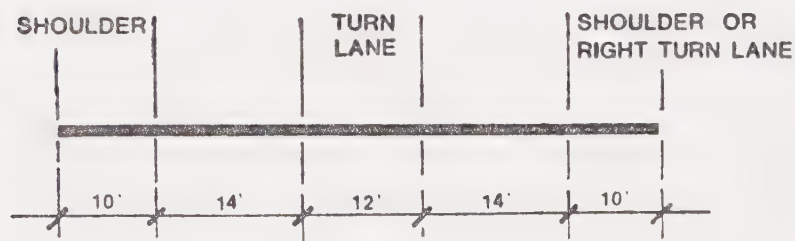


Figure 8

LIMITED ACCESS ARTERIAL-INTERSECTION APPROACH



Freeways

No freeway, other than those operated by Caltrans, are planned for the Grass Valley area. Caltrans has its own set of design standards for all state facilities.

FUNDING FOR ROADWAY IMPROVEMENTS

Project developers in the Grass Valley study area should have a two-level responsibility for funding roadway improvements.

1. They should be responsible for all costs associated with road improvements and traffic safety devices adjacent to their sites. In all cases, roadways should be widened to their ultimate General Plan widths adjacent to new developments.
2. Developers should also be responsible for off-site traffic improvements fully or partially necessitated by traffic from their development. Cost contributions could be determined by various methods:
 - (a) the developer's responsibility for a new signal, off-site roadway widening, etc., would be in proportion to either the percent project traffic using the facility, the percent of available capacity used by project traffic, or some other direct measurement techniques, or;
 - (b) a set fee per new residential unit or per new commercial or office parking space, would be assessed each developer. This money would be put in a fund that could be used by the City and County for immediate-need roadway improvements in the area.

CITY/COUNTY COORDINATION FOR TRAFFIC IMPROVEMENT PLANNING

The City of Grass Valley and Nevada County should develop a closer working relationship to coordinate future roadway improvements. It is suggested that a traffic and transportation committee made up of City and County staff and council members be formed and have meetings about every six months to discuss community traffic problems and their potential solu-

tions. It is also suggested that biannually an independent agency or consultant be hired to take an unbiased look at existing traffic conditions in the Grass Valley community and coordinate an up-to-date improvement development plan. The updated improvement plans from this agency should be coordinated as part of the County's Regional Transportation Plan updates.

Chapter 6

NATURAL ENVIRONMENT

Much of the area surrounding the existing Grass Valley community remains in its natural state, relatively undisturbed by urban development. These areas not only serve as a scenic backdrop for the City but provide valuable wildlife habitat, watershed protection and recreational opportunities.

The policies and actions contained in this chapter were formulated to guide the management of Grass Valley's natural environment in light of future development pressures. Technical Memorandum No. 3 provided the background data upon which the policies were based. This memo describes existing environmental conditions, issues and opportunities for the following natural planning factors: slope, soils, mineral resources, water, vegetation and wildlife, archaeological resources, open space for recreation, and seismic and public safety.

The following policies and actions were designed within the context of a four-fold purpose:

- Conserve and enhance Grass Valley's natural resources;
- Minimize impacts of urban development on native vegetation and wildlife;
- Ensure public safety from natural hazards such as flooding, seismic events and wildland fires; and
- Provide a diversity of recreational opportunities for the Grass Valley Community.

POLICIES: CONSERVATION OF OPEN LAND AND RESOURCES

1. Preserve Grass Valley's natural character by conserving native vegetation and natural topographic features.

2. Minimize disturbance of creek ecosystems.
3. Preserve unique habitat areas.
4. Minimize earthmoving and grading associated with new construction, avoiding steep terrain except where necessary.
5. Revegetate areas disturbed by construction with native plants.
6. Reduce adverse impacts from storm water runoff.
7. Protect historical and archaeological resources from destruction, wherever feasible.

ACTIONS: CONSERVATION OF OPEN LANDS AND RESOURCES

- A. Require or provide predevelopment planning for larger contiguous areas when subject to annexation to identify and recommend means of preservation for all types of open space, particularly buffer areas, public use areas, and riparian and unique habitat areas.
- B. Require environmental assessment where proposed projects may create significant impacts on the natural or cultural environment.
- C. Create a district(s) to regulate and provide standards for future development in sensitive hillside areas.
- D. Establish open space easements along riparian corridors.
- E. Reduce the velocity and volume of stormwater runoff by maintaining open spaces, decreasing the amount of impervious surfaces, providing retention or detention basins and utilizing energy dissipators in new development.

- F. Require, as a condition of project approval, a records search to determine the presence of or potential for archaeological remains in areas of medium to high archaeological sensitivity. Such areas are generally found along both permanent and seasonal drainages, around springs, and on flat ridges and terraces.
- G. Subject areas containing historic structures to a historic properties survey to establish the age, history and significance of the structure.
- H. Review sign regulations and landscaping requirements, upgrade City ordinances as required, and develop an effective enforcement program.
- I. Establish a Historic Resources Ordinance to implement City policy for historic conservation and enhancement.
- J. Initiate architectural and site plan review of all new non-residential development prior to the issuance of a development permit.

POLICIES: GEOLOGIC AND SEISMIC SAFETY

- 1. Ensure a high level of safety from geologic and seismic hazards for all residents, structures, and vital services in the Grass Valley community.
- 2. Limit maximum densities and types of land use where uncorrectable geologic and seismic safety conditions create high safety risks.

ACTIONS: GEOLOGIC AND SEISMIC SAFETY

- A. Require detailed soils and geologic studies prior to approval for public and private development in potentially hazardous areas. If significant natural hazards are found, mitigation measures shall be required by the City to overcome safety concerns.

- B. If high risk zones occur in areas of existing development, a hazard reduction program should be carried out. Priority should be given to inspection of emergency and critical facilities, (i.e., those especially important for the preservation of life, the protection of property, the continuing functioning of the Community; and public facilities and utilities).

POLICIES: FIRE HAZARDS

1. Ensure safety for life and property in areas of wildfire hazard.
2. Consider lower density development in areas of high fire hazard (see Presentation Map) and/or where adequate year-round fire protection facilities are lacking.
3. Develop and maintain adequate access routes and services to areas located in a high fire hazard zone.
4. Provide for adequate water flow for fire suppression in all new urban development.
5. Investigate improvement measures where water supply in existing subdivided areas does not meet current standards for fire flow.

ACTIONS: FIRE HAZARDS

- A. Require that new development in high wildland fire hazard areas be served by adequate access and year-round fire protection services.
- B. Establish fire protection/prevention programs in conjunction with the California Department of Forestry and local fire districts.

POLICIES: FLOODING AND DRAINAGE

1. Protect life and property by minimizing exposure to flood hazards.
2. Minimize downstream flood impacts resulting from new upstream development.

ACTIONS: FLOODING AND DRAINAGE

- A. Require a hydrologic analysis for proposed developments that may have adverse downstream impacts. Require the project sponsor to construct or fund the necessary facilities to mitigate adverse flooding and drainage impacts.
- B. Develop drainage improvement plans for problem areas and implement as the need arises.
- C. For portions of the drainage basin outside of the City, encourage the County to prepare improvement plans and funding mechanisms to overcome drainage problems.
- D. Assess potential flood hazards affecting existing development in the City, and formulate plans to achieve acceptable levels of protection for areas of risk.

POLICIES: WATER QUALITY

1. Encourage programs to reduce erosion and sedimentation.
2. Improve existing water quality in areas currently degraded by sewage treatment plant discharge.
3. Protect groundwater resources.

ACTIONS: WATER QUALITY

- A. Reduce the amount of pollutants entering streams and drainage courses by increasing street cleaning prior to heavy storms; regulating construction schedules; controlling erosion at construction sites; and requiring the reseeding and landscaping of disturbed areas.
- B. Establish septic tank requirements for areas annexed to the City but not served by a central water system.

POLICIES: NOISE

- 1. Promote acceptable noise levels for specific types of urban activities by coordinating transportation and land use planning.
- 2. Maintain maximum outdoor noise levels of 60 dBA (CNEL) in existing residential areas. Mitigate noise levels in areas exceeding 70 dBA (CNEL).
- 3. Require that new residential development be restricted to areas with a maximum projected outdoor noise levels of 60 dBA (CNEL) and indoor noise levels of not more than 45 dBA (CNEL) after project construction. If these levels are exceeded, require the project developer to mitigate to acceptable levels.
- 4. Encourage the location of sensitive land uses (residential neighborhoods, medical facilities and schools) away from high noise areas, or reduce excessive noise to acceptable levels.

ACTIONS: NOISE

- A. Update existing noise contour map to reflect anticipated increases in traffic volumes and changes in distribution and circulation patterns.
- B. Adopt an ordinance which specifies maximum noise levels for various

land use types (i.e., residential, office/commercial, industrial, etc.). (See Figure 9.)

- C. Establish an overlay zone in the Zoning Ordinance which would delineate noise sensitive areas (areas where recommended levels are exceeded) within existing zoning designations.
- D. Require detailed acoustical studies for new developments that would be located in noise sensitive zones. (See Table 3.) The project developer shall be required to mitigate any identified adverse impacts.

LAND USE STRATEGY: NATURAL ENVIRONMENT

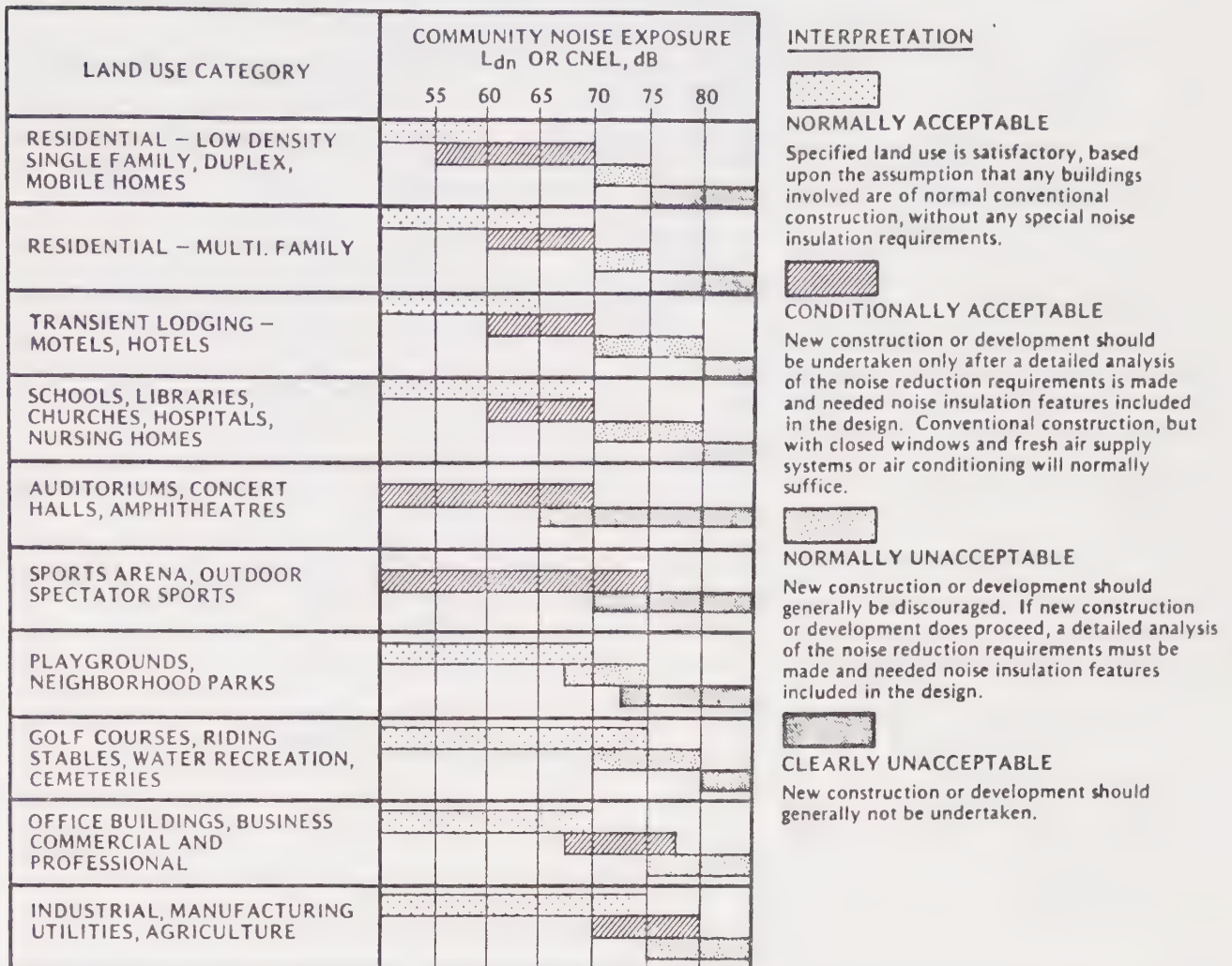
The General Plan map expresses, in many ways, the foregoing policies. For example, lands which are designated as significant open space opportunities include the following:

- Steep slopes which are generally prone to erosion, contain the highest natural vegetative cover, potentially contain adverse geologic and soils conditions, and are the most visible.
- Drainageways, which contain sensitive riparian areas, may be subject to flooding, and have high potential for archaeological sites.
- Unique habitats such as Scadden's Flats, meadowland in the southwest quadrant, and Hell's Half Acre.
- Scenic and recreation opportunities such as a possible golf course and parkway in the North Star development, and interconnected roadside parkways.
- Buffers between different land uses to facilitate compatibility, enhance visual quality, provide recreational opportunities, and conserve wildlife habitats.

Such open space opportunities need to be the subject of negotiations prior to annexation or development proposal approval.

Figure 9

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS



CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Source: Guidelines for Preparation and Content of Noise Elements.
State Office of Noise Control. February, 1976.

Table 3

GENERAL PARAMETERS FOR
DETERMINING NOISE SENSITIVE ZONES

<u>Type of Road</u>	<u>Traffic Volumes (ADT)</u>	<u>Ldn and Distance from Roadway</u>
Low Speed Arterial (35-45 mph; 2 or 4 lanes)	Under 20,000	65dB - within 100' 60dB - 100' +
	20,000	65dB - @ 115' 60dB - @ 254'
	25,000	65dB - @ 123' 60dB - @ 292'
	30,000	65dB - @ 146' 60dB - @ 327'
	35,000	65dB - @ 158' 60dB - @ 361'
	40,000	65dB - @ 169' 60dB - @ 392'
High Speed Highways and Freeways (55-65 mph; 6-8 lanes)	Under 20,000	65dB - Between 100' and 200' 60dB - 200' +
	20,000	65dB - @ 202' 60dB - @ 462'
	27,500	65dB - @ 240' 60dB - @ 519'
	35,000	65dB - @ 288' 60dB - @ 577'
	42,500	65dB - @ 337' 60dB - @ 635'

Information generated for this table was based on the report "Estimation of Community Noise Exposure in terms of Day-Night Average Level Noise Contours" by State Office of Noise Control, May 1975. Distances calculated represent approximations and should not be considered absolute. Adjustments for roadway elevations, topography or other existing noise attenuation features have not been accounted for.

For residential areas, recommended noise levels are 60dB (Ldn) for outdoors and 45dB (Ldn) for indoors. The latter standard is the more critical. Generally the outdoor-to-indoor sound reduction is 15-20dB. Thus in typically constructed residences, outdoor levels could be as high as 65dB, yet indoor levels remain at 45dB.

The purpose of the table is to indicate at what distance from a major roadway noise levels in excess of 60 or 65dB could be expected. If a proposed project (especially residential) lies within the zones indicated in Table 3, additional acoustical studies should be conducted to determine the extent of noise impacts and to recommend appropriate mitigations.

Chapter 7

COMMUNITY FACILITIES AND SERVICES

In order for an urban area to function smoothly as a community, adequate public facilities and services must be provided. Technical Memorandum No. 2 identified the future City of Grass Valley's needs for sewerage, water, drainage, police and fire protection, schools, and urban parks and recreation areas. Annexation and fiscal considerations were also addressed in this report. The policies and actions contained within this chapter pertain specifically to the issues of urban parks and recreation, sanitary service and water service. Other issues such as fire protection and drainage are referred to under Chapter 6. In formulating policies and actions for community facilities, emphasis has been placed upon coordinating infrastructure planning and construction with projected urban development for the greater Grass Valley Area.

POLICIES: PARKS AND RECREATION

1. Provide, develop, operate and maintain park sites of different sizes and types to respond to the needs of a diverse population, including trails, bicycle pathways, linear parkways and parklike natural areas.
2. Provide neighborhood park and tot lot facilities within walking distance of residences located in the urban portion of Grass Valley.
3. Encourage the private and quasi-public sectors to contribute to the provision of cultural and recreational needs.
4. Coordinate planning among individual properties to assure reservation of park sites with easy access for neighborhood residents; provision of hiking and bicycle trails; and provision of interconnections (where appropriate) between local and community use recreation facilities.
5. Consider multiple uses for open space land (e.g. community buffer zones/greenways for walking and bicycling; floodways and floodplains/linear parkways/jogging paths; and watershed protection/hiking areas).

ACTIONS: PARKS AND RECREATION

- A. Establish a network of greenways, parks, walking, jogging and bicycle paths by requiring conditions for project approval which ensure that land designated for park and recreational use is reserved.
- B. Provide bikeway access to but not within downtown Grass Valley.
- C. Establish bikeways along existing or newly constructed roads that have scenic or recreational interest, or that provide a logical transportation route between home, school, work and shopping.
- D. Actively pursue alternatives to City acquisitions and maintenance of open space/recreation areas through such entities as homeowners associations, assessment districts and private organizations.
- E. Establish a joint City/County funding mechanism for provision of community-wide recreation facilities.

POLICIES: SCHOOLS

- 1. Maintain close cooperation between the City and school authorities in planning, acquiring, developing, operating and utilizing new school facilities.
- 2. When considering new uses for closed school sites, give priority, where appropriate and feasible, to uses which are compatible with the neighborhood and with the policies of the General Plan.

ACTIONS: SCHOOLS

- A. The City should reach agreement with the school district concerning the need to reserve sites shown on the General Plan map. If such sites are to be reserved, the City (or the County) should require their owners to set them aside and reach agreement with the district concerning purchase terms amounting to at least a long-term option.

- B. To assure long-term capital financing of permanent facilities, the district and the City should explore whether the City, as a condition of development approval, should require development fees.

POLICIES: WATER SERVICE

1. Ensure adequate water supplies for fire protection and domestic use in existing and new areas.
2. Maintain close cooperation with Nevada Irrigation District in planning and developing new areas.

ACTIONS: WATER SERVICE

- A. Continue improvement program.
- B. Seek grants and loans for major improvements.
- C. Use development fees for appropriate projects.
- D. Install water meters to ensure adequate pressures.

POLICIES: SANITARY SEWER SERVICE

1. Plan and phase sewage treatment expansion and collector systems so that sewer service is ultimately assured for the full urban portion of the Grass Valley Community.
2. Require all new residences on newly created lots to hook up to a sanitary sewer system or approved alternative systems to avoid ground-water contamination problems.

ACTIONS: SANITARY SEWER SERVICE

- A. When reviewing major development proposals seeking annexation, carefully weigh the City's ability to develop and secure financing for expansion of treatment capacity beyond that now planned.
- B. Assess the sewer service impacts of major development proposals on remaining capacity and the ability to contribute sufficient revenues to finance any needed expansion.
- C. Assess the adequacy of sewer service within the City and implement needed improvements in coordination with the provision of facilities to serve areas to be annexed.
- E. Establish a program mandating annual inspection of septic tank systems.
- E. Explore means such as assessment districts or added service charges to finance sewers in developed annexation areas which have septic tank problems.

LAND USE STRATEGY: COMMUNITY FACILITIES AND SERVICES

There is sufficient parkland set aside at present to accommodate existing residents and future population growth within the current City boundaries (1982). However, as the City expands, so will it's need for additional recreational land. Three types of parks are needed in the community's recreational system: neighborhood, community and regional. Condon Park and to some extent, Empire Mine State Park are regional facilities, adequately serving the wider western Nevada County community. No new regional facilities are therefore needed within the Planning Area. With the development patterns contemplated on the General Plan map, there appears to be future community park needs in the Glenbrook quadrant, as well as the southwest quadrant of the Planning Area. Accordingly, a community park has been generally located in the Glenbrook area. The site for this park should be reserved

prior to annexation. In the southwest quadrant the City should investigate the possibility of obtaining the BLM land for community park purposes, as well as other City needs.

Two new neighborhood parks are proposed -- development of the City-owned Mulcahy Park and another site in the western quadrant of the Planning Area.

Five new school sites may be needed to serve a larger, generally younger population. They are generally located in areas of new residential development. The need for these sites should be verified by the respective school districts.

Chapter 8

URBAN DESIGN

Because of Grass Valley's rich historical character, the appearance of new development as well as preservation of the old will be critical factors as the City's urban area expands. As part of the General Plan Update study, an extensive evaluation of Grass Valley's historical resources was conducted. A separate document -- The Design Manual -- was produced which provided design criteria for determining the style and character of structures and related developments in the Grass Valley Downtown Historic Area. Technical Memorandum 9 establishes a design review committee and process for evaluation of all new structures built within the Grass Valley community.

Using these documents as a base, the following policies and actions were formulated to ensure the compatibility of new development with the existing historical design theme which predominates in central Grass Valley. In addition, measures are provided to enhance other visual elements of developed areas such as entryways and prominent topographic features.

POLICIES: HISTORICAL IDENTITY

1. Encourage architectural design to complement the historical design theme which predominates in the existing Grass Valley Community.
2. Promote the private preservation of buildings which have historic and/or architectural merit.

ACTIONS: HISTORICAL IDENTITY

- A. Enact a design review process (Article 14E added to Zoning Ordinance) to promote harmonious commercial and industrial development within historically sensitive areas.
- B. Nominate the Downtown Historic District to the National Trust for Historic Preservation as a worthy candidate for grants, loans and

technical assistance to help local groups in private historic conservation and enhancement projects within this District.

POLICIES: DESIGN ENHANCEMENT

1. Maintain the present "small town" scale and character of the City. Carefully consider new uses which would be overwhelming and not complementary.
2. Encourage rehabilitation and rejuvenation of older service commercial and residential areas adjacent to Downtown to keep this area economically viable.
3. Enhance the appearance of existing shopping districts and centers.

ACTIONS: DESIGN ENHANCEMENT

- A. Provide curbs, gutters, sidewalks and landscaping to improve the appearance of the old Highway 49 commercial district.
- B. Review applications for proposed building improvements or renovations in the Downtown area for compatibility with the 15 design criteria established in the Grass Valley Design Manual.
- C. Conduct design review of site plans, building plans and landscape plans within areas designated for design review to promote the orderly and harmonious development of the City, the stability of land values, and investment, quality design and site planning, pride in the City and economic Development.

POLICIES: ENTRYWAYS

1. Strengthen entryway identity on the southern (Highway 49) and western (new Highway 20) entrances by a well-designed landscaped gateway flanking both sides of the roadway.

2. Preserve and promote the scenic quality of City streets.
3. Preserve and promote visually pleasing arterials and highways.
4. Regulate signs and billboards in order to minimize their impact on the visual environment and to ensure their compatibility with Grass Valley's historical identity.

ACTIONS: ENTRYWAYS

- A. Encourage and assist local organizations to conduct a contest for the best locations and design for entryways. Seek private foundation grants or individual contributions to construct winning design entryways.

POLICIES: PROMINENT HILLS AND RIDGELINES

1. Preserve the scenic resource value of surrounding prominent hills and ridgelines.

ACTIONS: PROMINENT HILLS AND RIDGELINES

- A. Establish hillside development standards which will preserve the scenic quality of surrounding prominent hills.

Chapter 9

ENERGY

Coincident with increased growth in residential and commercial development, demands on non-renewable energy resources will also intensify. These energy commitments need to be viewed in a long-term context, with the understanding that a certain pattern of urban development may result in total dependence on non-renewable energy sources. Opportunities for reducing the strain on existing supplies can be achieved in a variety of innovative ways, including land use mix, building location and orientation, exterior materials, landscaping, roadway configuration and provision of non-auto transportation.

The policies and actions contained in this chapter focus on how new developments could be designed to achieve greater energy efficiency. Their purpose is to establish broad guidelines for creating a less energy consumptive community.

POLICIES: ENERGY

1. Encourage buildings and developments to minimize energy consumption and maximize the use of solar and other non-fossil fueled energy.
2. Promote alternatives to auto transportation such as public transit, bikeways, and mixed use developments.

ACTIONS: ENERGY

- A. As part of the design review process for new developments, evaluate proposed projects for energy conservation potential. Recommend modifications to reduce impacts on energy resources. Criteria which should be considered include:
 1. Building orientation. For temperate regions, optimum building orientation is with the longest axis running approximately east and west.

2. Window exposure. Optimum orientation is south or southwest with shading from summer sun.
 3. Internal building design. High-use living areas should be located to maximize potential for solar heating and cooling.
 4. Insulation. Buildings should be heavily insulated to minimize both heating and cooling requirements.
 5. Appropriate building exterior. Light colors and rough textured surfaces reflect heat.
 6. Landscaping. Emphasis should be on local native species and deciduous plantings which shade summertime sun yet maximize winter exposure.
 7. Street design. Provide minimum width and length necessary, and landscape to reduce summertime heat build up.
 8. Site location. Minimize distance between residential areas, schools, work, shopping and parks to facilitate the use of less energy intensive transportation modes (public transit, walking, bicycling). Cluster buildings whenever feasible to reduce roadway needs, and minimize graded areas and impervious surfaces.
- B. Consider developing solar zoning regulation to protect a landowner's right to sunlight, thus facilitating the reliable use of solar energy.
- C. Require, as a condition to project approval, that new residences qualify as Energy Conservation Homes under the 100 point Energy Conservation/Efficiency Program sponsored by PG&E.

Chapter 10

IMPLEMENTATION OF THE GENERAL PLAN

PUBLIC AND PRIVATE ACTIONS

The General Plan is a comprehensive, long-range policy guide for the development of the entire Grass Valley community -- both for the existing City and for the surrounding land potentially to be included in the City. The Plan provides overall direction for the many individual public and private activities which together contribute to building the future community, as anticipated by the Plan.

On the public side are traditional regulatory actions such as zoning decisions and capitol improvement expenditures which can help to implement the General Plan. Other City activities such as annexation decisions and financial planning can support implementation. A fuller list of such tools is indicated below:

- | | |
|--|--|
| ● Zoning | ● Street and Parking Improvements |
| ● Subdivision Controls | ● Open Space and Hillside Protection |
| ● Capital Improvements Programming | ● Design Review |
| ● Financial Planning | ● Special Studies |
| ● Public Facilities and Services Improvements | ● Predevelopment Planning (specific and area plans) |
| ● Housing and Neighborhood Conservation Programs | ● Local Economic Development Planning |
| ● Redevelopment | ● Annexation Program |
| ● Environmental Impact Reports | ● Tax Base Sharing with the County and other Districts |

On the private side are a myriad of land development activities which can generate community benefits and help carry out the Plan, if coordinated within the overall framework established by the Plan.

The decade of the 1980s and 1990s will require much greater efforts by both sectors, public and private to cooperate in activities that will yield mutual benefits. An example of a private/public partnership which could help implement the General Plan would be the formation of a Local Development Commission, consisting of public and private representatives, to undertake local economic development planning and to assist in financing needed public infrastructure improvements for employment- and revenue-generating projects.

Two important, near-term steps which the City could make to accelerate General Plan implementation are an annexation program and an update of the zoning ordinance.

ANNEXATION PROGRAM

The planning area contains 9,541 acres, while the existing City (1982) contains 1,878 acres. If the entire planning area, including the existing City, is to be organized into a Balanced Community, the central goal of the General Plan, a vigorous annexation program is necessary.

A comprehensive annexation feasibility program would include the following steps:

1. Designate planned expansion areas that are candidates for annexation.
2. Require predevelopment planning at sufficient detail to identify the following:
 - Future land uses within the designated planned expansion area.
 - Street and highway improvements needed within and outside the area to support the land uses.

- Preliminary needed sewer, water and drainage improvements to serve the area.
- Other community facilities and services which may be needed as a result of development.
- Estimates of cost for needed public facilities and services.
- Financing mechanism(s) to pay for such costs.

3. Perform environmental review of the predevelopment plan to:

- Identify potential positive and negative impacts if such planned expansion area is annexed to the City and developed according to the predevelopment plan.
- Identify needed mitigations to overcome or minimize adverse impacts.
- Identify fiscal contribution of the growth area at various stages of development.

If the predevelopment plan can demonstrate consistency with the goals of the General Plan, mitigation of adverse impacts, and overall community benefits, the City would need to approve the plan, prezone the area, and request approval of annexation by LAFCO.

A predevelopment plan may be prepared by the City or be privately prepared. If such plan is approved by the City, it will determine the character of new development in the expansion area while allowing a necessary amount of flexibility in carrying out plans for development which may take several years or even a decade to be fully completed.

ZONING

Contemporary zoning can be one of the most essential tools for carrying out the General Plan. It is an immediate and binding law which governs private use of land, the size of land parcels, the height, bulk and frequently design quality of structures and their placement on land parcels. The General Plan and the zoning ordinance are now more intimately linked, both by state law requirements and by need, than was the case in past decades.

Grass Valley's current zoning ordinance should be brought up-to-date, particularly to make provisions for carrying out the City's overall community goals. Needed improvements may include:

- Residential districts to provide for the desired variety in dwelling types and lot sizes to insure variety in living environment and affordability in cost.
- An entirely new district which can be used to revitalize and stabilize whenever necessary and appropriate, the older neighborhoods in the City.
- A specific plan district to enable the City to prepare a specific plan or to review and approve a privately prepared specific plan for newly developing areas.
- Commercial zoning districts for the necessary types of shopping facilities recommended in the updating of the General Plan.
- Industrial zoning districts with needed performance standards to help carry out the economic and employment development policies of the General Plan.

APPENDIX

GLOSSARY OF PLANNING TERMS

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties.

Buffer Lands - Land uses which protect public safety and provide sufficient distance and barriers between the site and nearby land uses to lessen noise, dust, vibration, and visual blight.

California Environmental Quality Act (CEQA) - Requires the assessment of projects for environmental effects and establishes procedures for preparing and processing environmental documents. (Public Resources Code Sections 21000-21176)

California Land Conservation Act (Williamson Act) - Provides for the creation of agricultural preserves to protect agricultural lands. Includes procedures for preferential tax assessment in exchange for release of development rights. (Government Code Sections 51200-51295)

Collector - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Compatible Land Use - Proposed land use which are inherently compatible with other existing or proposed land uses.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

District Reorganization Act - Establishes standard procedures for the annexation, detachment, consolidation, dissolution, and reorganization of special districts. (Government Code Sections 56000-56550)

Erosion - The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

Fee-Simple Purchase - Acquisition of the entire ownership rights (the full "fee") to land.

Sale-back or Lease-back - Variations on fee-simple purchase involving governmental acquisition of property that may, in turn, be sold or leased to a private party, subject to restrictions on use that will retain the land as open space, preserve public access, or prevent modification of the property's cultural and environmental features.

Fire Break - A natural or artificial barrier where plants have been removed for fire-control purposes.

Fire Hazard Zone - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

Freeway - A road serving high-speed traffic with no crossing interrupting the flow of traffic (i.e., no crossing at grade).

Fuel Break - A wide strip of land on which plants have been thinned, trimmed, pruned, or changed to types which burn with lower intensity so that fires can be more readily put out.

Geotechnical Evaluation - A professional evaluation using scientific methods and engineering principles of geology, geophysics, hydrology, and related sciences.

Greenbelt - A strategically located, landscaped zone of variable width maintained in a "green" or "live" condition throughout the year, designed to slow or stop the spread of fire, to prevent soil erosion (e.g., golf courses, parks) and to buffer land uses.

Ground Failure - Mudslide, landslide, liquefaction, or the seismic compaction of soils.

Habitat - The natural environment of a plant or animal.

Hazardous Building - A building that may be hazardous to life in the event of an earthquake because it:

- (1) Was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings;
- (2) Is constructed of unreinforced masonry; or,
- (3) Exhibits any one of the following characteristics:
 - Exterior parapets and ornamentation that may fall on passers-by;
 - Exterior walls that are not anchored to the floors, roof, or foundation;
 - Sheeting on roofs or floors incapable of withstanding lateral loads;

- Large openings in walls that may cause damage from torsional forces; or,
- Lack of an effective system to resist lateral forces.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic Resources - "Includes, but is not limited to any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (Public Resources Code Section 5020.1).

Implementation Program (Action Program) - A coordinated set of measures to carry out the policies of the General Plan. Example: Open-space action program for implementing open-space policies.

Implementation Measure - An action, procedure, program, or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the General Plan."

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Interim Uses - Land uses which require temporary structures, land improvements, and landscaping and which, from an economic and political standpoint, can be converted at the end of that limited life.

Landslide - A general term for a falling mass of soil or rocks.

Land Use - Putting land, water, and air space to a specific use.

Less-Than-Fee Purchase - Acquisition of a partial interest in land.

Acquisition of Easements - California cities and counties may purchase or accept "open-space easements," whereby the property owner relinquishes for a period of time or in perpetuity the right to alter the property in a manner that will disturb the open-space character of the land (Government Code Section 51070 et.seq.). Easements may also be employed to preserve historic resources and provide public access through private land.

Local Agency Formation Commission (LAFCO) - Knox-Nisbet Act. Requires the establishment in each county of a LAFCO with the power to approve or disapprove proposals to form new cities and special districts and to change their boundaries. (Government Code Sections 54773-54921)

Local Street - A street providing direct access to properties and designed to discourage through-traffic.

Minerals - Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas and petroleum.

Minimum Fire Flow - A rate of water flow that should be maintained to halt and reverse the spread of a fire.

Mixed-Use Zoning - Under specified conditions, allows the combining of two or more uses on a single parcel or in a single structure.

Mudslide (Mudflow) - A flow of very wet rock and soil.

Municipal Organization Act (MORGA) - Establishes standard procedures for city annexations, detachments, incorporations, and dissolutions. (Government Code Sections 35000-35500)

Non-Renewable Natural Resources - Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals and fossil fuels).

Plan Proposal - An explanation of how policies specifically apply to an area. Example: "Establish a green-belt along watercourse X running from point Y to point Z." Note: a plan proposal can also take the form of a diagram.

Planned Unit Development (PUD) Zoning - A floating zone allowing innovative land use within a plan for the development of an area (e.g., cluster development, mixture of housing types and other uses, commonly owned open space, and recreational facilities).

Policy - A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals, and standards in both the text and diagrams.

Potentially Hazardous Facility - Includes dams and reservoirs, nuclear reactors, tall buildings, other buildings housing many people, such as schools, prisons, and hospitals, and other structures containing large quantities of potentially explosive or toxic materials.

Prime Agricultural Land - "(1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications; (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating; (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture; (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the com-

mercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre; and (5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than \$200 per acre for three of the previous five years" (Government Code Section 51202(c)).

Reclamation - "The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, and other measures" (Public Resources Code Section 2733).

Recreational Trails - Public areas that include pedestrian trails, bike-ways, equestrian trails, boating routes, trails, and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles, and cross-county skiing trails.

Renewable Energy Resources - Energy sources whose natural supplies are not depleted in producing work, including solar energy, wind flow, tidal action, and terrestrial heat.

Riparian Habitat - The land and plants bordering a watercourse or lake.

Scenic Highway Corridor - The visible area outside the highway's right-of-way, generally described as "the view from the road."

Special Studies Zones Act (Alquist-Priolo) - Provides for preparation of geologic and seismic studies by the State Geologist for specified fault zones. Requires cities and counties to adopt procedures for review of development proposals within designated zones. (Public Resources Code Sections 2621-2526).

Specific Plans - Provides for the adoption and administration of specific plans as a means of systematically implementing the general plan. (Government Code Sections 65450-65554)

Standard - A specific, often quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: One to six dwelling units per net acre (low-density residential).

Subdivision Map Act - Establishes procedures for the filing and approval of tentative, final, and parcel maps. (Government Code Sections 66410-66499.37)

Subsidence - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

Surface Mining and Reclamation Act (SMARA) - Provides for the local regulation of mining operations and the designation, classification, and protection of areas with minerals of statewide or regional significance. (Public Resources Code Sections 2710-2793)

Surface Rupture - A break in the ground's surface and associated deformation resulting from the movement of a fault.

Timber - "Trees of any species maintained for eventual harvest for forest products purposes, whether planted or natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but... not... nursery stock" (Government Code Section 51100(e)).

Timberland - "Privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre" (Government Code Section 51100(f)).

Timberland Preserve Zone - "An area which has been zoned pursuant to Section 51112 or 51113 (of the Government Code) and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses..." (Government Code Section 51100(g)).

Transit - Urban and suburban rail and bus systems and ferryboats.

Transportation System Management (TSM) - A cooperative process involving all transportation agencies in an urban area attempting to increase the efficiency of a transportation system through low-cost and relatively short-term actions. TSM typically includes traffic controls, improved public transportation, regulatory and pricing measures, and improvements to the management of the existing transportation system.

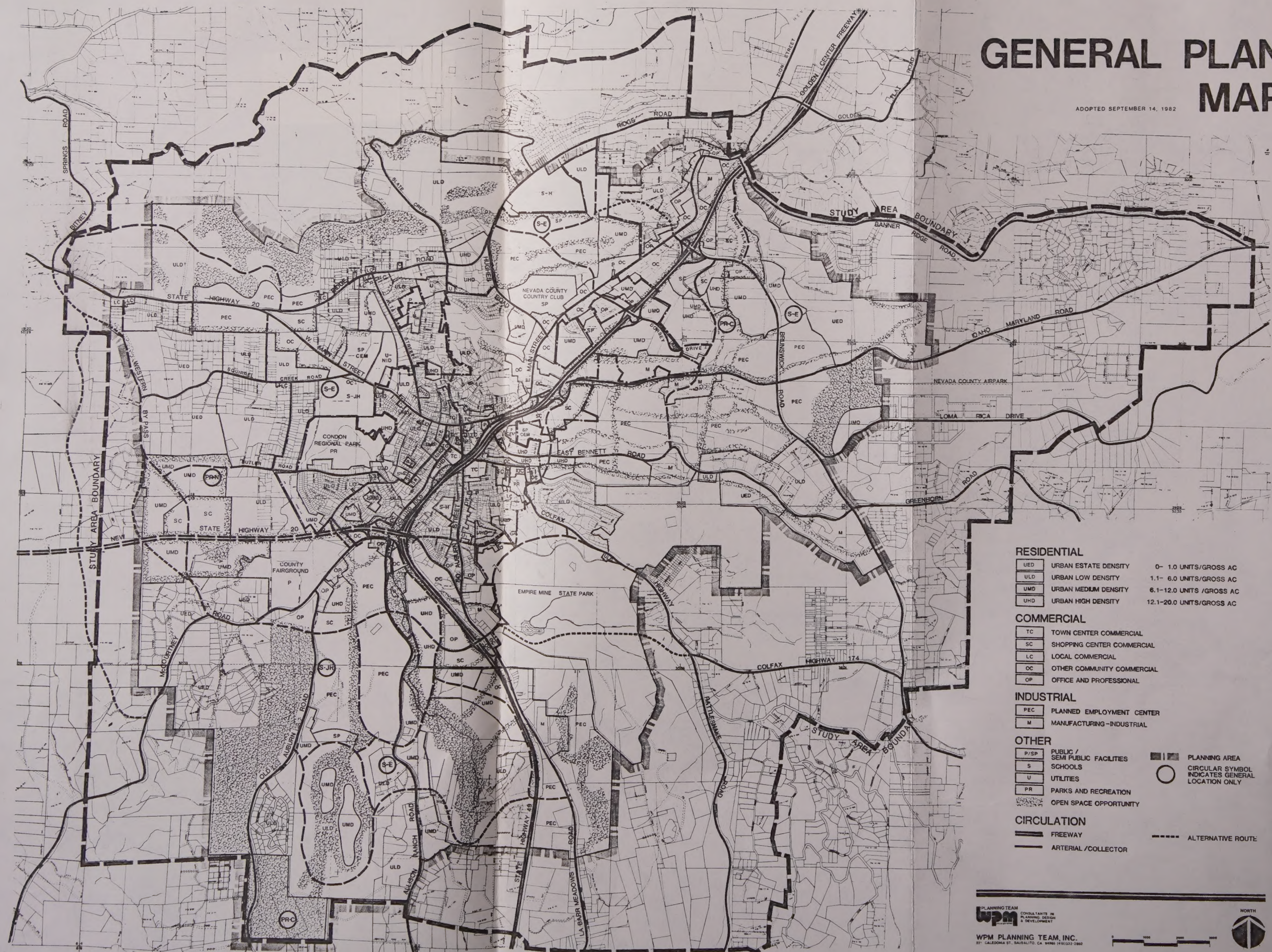
Watershed - The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

Wetlands - Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mudflats, and fens.

Wildlife - A nonurban, natural area which contains uncultivated land, timber, range, watershed, brush, or grasslands.

GENERAL PLAN MAP

ADOPTED SEPTEMBER 14, 1982



- RESIDENTIAL**
- UED URBAN ESTATE DENSITY 0- 1.0 UNITS/GROSS AC
 - ULD URBAN LOW DENSITY 1.1- 6.0 UNITS/GROSS AC
 - UMD URBAN MEDIUM DENSITY 6.1-12.0 UNITS /GROSS AC
 - UHD URBAN HIGH DENSITY 12.1-20.0 UNITS/GROSS AC
- COMMERCIAL**
- TC TOWN CENTER COMMERCIAL
 - SC SHOPPING CENTER COMMERCIAL
 - LC LOCAL COMMERCIAL
 - OC OTHER COMMUNITY COMMERCIAL
 - OP OFFICE AND PROFESSIONAL
- INDUSTRIAL**
- PEC PLANNED EMPLOYMENT CENTER
 - M MANUFACTURING-INDUSTRIAL
- OTHER**
- P/SP PUBLIC / SEMI PUBLIC FACILITIES
 - S SCHOOLS
 - U UTILITIES
 - PR PARKS AND RECREATION
 - OS OPEN SPACE OPPORTUNITY
- CIRCULATION**
- FREEWAY
 - ARTERIAL /COLLECTOR
 - ALTERNATIVE ROUTE
- PLANNING AREA**
- CIRCULAR SYMBOL INDICATES GENERAL LOCATION ONLY

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